

Adopted Minutes  
Spanish Fork City Development Review Committee  
January 20, 2016

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Don Shiveley, Mitch Vance, Kaytee Howell, Ben Tuckett, Bryon Prince, Dallas Hakes, Ben Paey, Dave Herring, Matt Robinson.

Dave Anderson called the meeting to order at 10:10 a.m.

**CONDITIONAL USE PERMIT**

**AT&T Tower**

Applicant: Tamara Shiveley  
General Plan: Public Facility  
Zoning: Public Facility  
Location: 350 South 300 West

There were no concerns

Junior Baker **moved** to recommend approval to the Planning Commission of the AT&T tower Conditional Use Permit based on the following conditions:

Conditions

1. That the applicant adhere to the current conditions imposed on the existing cell tower.

Tom Cooper **seconded** and the motion **passed** all in favor.

The applicant asked what the next step is and what would happen should it be denied.

Dave Anderson stated there is not an issue with it being denied, it's simply a question of what conditions might be imposed.

**ZONE CHANGE**

**Quick Quack Car Wash**

Applicant: Lonestar Builders

47 General Plan: Commercial  
48 Zoning: R-1-6 current; C-2 proposed  
49 Location: 374 East 1000 North  
50  
51 Dave Anderson stated the General Plan calls for the area as Mixed Use that allows for a  
52 variety of uses. He believes the zoning is consistent with the General Plan.  
53  
54 Dave Anderson asked if a Site Plan has been submitted.  
55  
56 The applicant stated they have not submitted the Site Plan, but expect to next week.  
57  
58 Dave Anderson stated this is a logical next step for the City to take in transitioning the uses  
59 from Residential to Commercial.  
60  
61 Junior Baker **moved** to recommend approval to the Planning Commission of the Quick Quack  
62 Car Wash Zone Change.  
63  
64 Dave Anderson **seconded** and the motion **passed** all in favor.  
65  
66 Cory Pierce and Dave Anderson had met with the applicant regarding the site layout and  
67 access.  
68  
69 Jered Johnson stated there needs to be right turn only out on 1000 North.  
70  
71 There was a question of noise level and when the carwash closes.  
72  
73 The applicant replied the wash turns off at 9:00 p.m.  
74  
75 Dave Oyler stated that what happens when the operation is sold, would it maintain the same  
76 hours of operation?  
77  
78 Junior Baker stated that with the Site Plan approval could be conditioned with the hours of  
79 operation.  
80  
81 Dave Anderson stated there may be some growing pains as the properties south of 1000 North  
82 transition from residential to commercial uses.  
83  
84 The applicant stated that the noise from the vacuum is minimal. The cylinder is enclosed within  
85 a building, which is not located next to the vacuums themselves.  
86  
87 Tom Cooper stated that the applicant will need to meet the City requirements under the power  
88 line.  
89  
90 Cory Pierce stated the curb can be designed to direct traffic to only right turn out onto 1000  
91 North.  
92

93 The applicant stated there are 18 other locations; this is the first in Utah.  
94  
95

96 **Dave's Storage**

97 Applicant: Dave Herring  
98 General Plan: Mixed Use  
99 Zoning: Industrial current; In Fill Overlay proposed  
100 Location: 130 West 500 South  
101

102 Dave Herring approached the DRC stating his plan is to fill the complex in with storage units,  
103 but would like to have the potential to add some more shops.  
104

105 Dave Anderson stated that the applicant can build the storage units as long as the Self-  
106 Storage Overlay zone is approved and meets the standards. If the applicant plans to move  
107 forward with building shops he would need to meet the City's building code and would also  
108 need to meet the City's parking requirement. The parking standard for shops is higher than  
109 storage units.  
110

111 Dave Oyler stated the applicant needs to decide what he wishes to build.  
112

113 Dave Herring stated the building to the west is meant to be storage units and they would like  
114 to move forward with that building this summer. Later this fall he would like to have a better  
115 idea of what to do with the other portion of land.  
116

117 Dave Anderson stated this is scheduled to go before the Planning Commission in February.  
118

119 Dave Herring stated he would like to move forward with just the one building on the west side  
120 for now.  
121

122 There was discussion of if the parcel should have the Self-Storage Overlay apply to the whole  
123 site or just a portion of the site. It was determined to apply the zoning to the whole parcel.  
124

125 Junior Baker **moved** to recommend approval to the Planning Commission of the Self-Storage  
126 Overlay Zone Change for the north east corner of Dave's Storage as shown on the Site Plan.  
127

128 Dave Oyler **seconded** and the motion **passed** all in favor.  
129

130 Tom Cooper stated there is concern with the electrical load of the addition to the building and  
131 future problems that could result. He stated a load sheet will need to be completed.  
132

133 Steve Adams exited the meeting at 10:32 a.m.  
134  
135

136 **Newport Village**

137 Applicant: LEI  
138 General Plan: Mixed Use

139 Zoning: R-R current; R-1-9 proposed  
140 Location: 100 South 920 West  
141  
142 Dave Anderson stated the applicant is applying for a Master Planned Development with lot  
143 sizes ranging from 7,000 to 10,000 square feet. There has been a lot of discussion of this  
144 property and having utilities service the property.  
145  
146 Junior Baker asked what was decided with regards to the sewer.  
147  
148 Cory Pierce stated the plan is to connect to the Spanish Fields lift station. The applicant will  
149 pay the same amount of the connector's agreement to cover the upgrade of some pumps to  
150 accommodate the new development.  
151  
152 Jered Johnson stated within about 2 weeks he should have an idea of the additional costs for  
153 the upgrades to the lift station in Spanish Fields.  
154  
155 Dave Oyler asked about the Bills property to the east of the development.  
156  
157 Cory Pierce stated there could be enough gravity to connect to the sewer but would not allow  
158 for basements.  
159  
160 Bart Morrill exited the meeting at 10:45 a.m.  
161  
162 There was discussion of the grading for the subdivision.  
163  
164 Junior Baker brought up the idea that there needs to be widening anticipated for Center  
165 Street.  
166  
167 Bart Morrill returned to the meeting at 10:47 a.m.  
168  
169 There was discussion of the alignment of the future intersection on Center Street and the need  
170 for an interchange and the right-of-way needed to accommodate the intersection and  
171 interchange.  
172  
173 Dave Oyler sated the railroad spur will not be abandoned until the I-15 interchange is  
174 constructed.  
175  
176 Jered Johnson sated the development of the Interchange will be a MAG funded project.  
177  
178 Junior Baker **moved** to recommend approval to the Planning Commission of the Newport  
179 Village Zone Change.  
180  
181 Jered Johnson **seconded** and the motion **passed** all in favor.  
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## SITE PLAN

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**Dave's Storage**

Applicant: Dave Herring  
General Plan: Mixed Use  
Zoning: Industrial In Fill Overlay  
Location: 130 West 500 South

Dave Anderson stated the plan will need to be modified removing the sewer line and any other utilities that are shown that are not needed for storage units. He stated the Planning Commission will probably like to see how this project will be an asset to this part of the City.

Junior Baker **moved** to approve the Dave's Storage Site Plan based on the following conditions:

Conditions

1. Approval is conditioned upon the City Council approving the Self-Storage Overlay zone with as well as whatever architectural standards are imposed;
2. That the applicant submit a new drawing, removing all utilities to the new buildings, with the exception of electric;
3. That the applicant meet the City's current construction standards.

Dave Oyler **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLAT**

**Newport Village**

Applicant: LEI  
General Plan: Mixed Use  
Zoning: R-1-6  
Location: 100 South 920 West

Dave Anderson stated the applicant is proposing a 41 unit development. He asked if there were any connector agreements or buy out issues with the property.

Tom Cooper stated there are some connector's agreements that will need to be paid.

The applicant has had a conversation with the City but he would like to sit down with the City to review the costs.

Junior Baker **moved** to recommend approval to City Council of the Newport Village Preliminary Plat based on the following findings and conditions:

Conditions

1. That the applicant meet the City's current development standards;
2. That the applicant pay any connectors agreements;

- 231 3. That the applicant provide a UDOT permit for access onto 100 south;  
232 4. That the applicant coordinate with the canal company to pipe or abandon the existing  
233 ditch along 100 South.  
234

235 Tom Cooper **seconded** and the motion **passed** all in favor.  
236

237 Cory Pierce stated the applicant is working with the irrigation company regarding the ditch.  
238  
239

240 **Bridle Creek**

241 Applicant: Hand Crafted Homes

242 General Plan: Low Density Residential

243 Zoning: R-1-15

244 Location: 1838 East 6800 South  
245

246 Cory Pierce stated the City has worked with the developer regarding access to neighboring  
247 properties.  
248

249 Tom Cooper sated the applicant needs to contact Rocky Mountain Power regarding the  
250 building envelope on lots 37 and 36.  
251

252 Junior Baker stated something needs to be indicated on the plat about what lots are not  
253 buildable, and getting a letter from Rocky Mountain Power with what they would allow to be  
254 built on lots 36 and 37. He stated he has no concerns of approving the Preliminary Plat with  
255 the condition. Before the City Council meeting, the applicant needs to obtain a letter from  
256 Rocky Mountain Power.  
257

258 Tom Cooper stated the applicant needs to establish the path of power bringing off-site power  
259 to the development. The lines need to be run underground and cannot use current overhead  
260 lines. He did see a concern with a ditch on the north side.  
261

262 The applicant clarified, the power must be run on the north side of the road and then pull it over  
263 to the south.  
264

265 Tom Cooper confirmed that was correct.  
266

267 It appears there is a power pole in lot 37. It was suggested that the lot 37 and 36 combine to  
268 be a larger parcel to accommodate the building envelope outside of powerline easements.  
269

270 Jered Johnson stated the county road needs to be rebuilt to the City's development standard.  
271

272 Dave Oyler recommended the applicant contact someone at Rocky Mountain Power to try to  
273 set up an appointment to discuss the use of potential nuisance parcels.  
274

275 Cory Pierce stated the applicant is working with the irrigation company to pipe the ditch.  
276

277 Dave Oyler **moved** to recommend approval to City Council of the Bridle Creek Preliminary Plat  
278 based on the following conditions:

279

280 Conditions

- 281 1. That the applicant rebuild 100 South to the City's current development standards;  
282 2. That the applicant relocate or pipe the irrigation ditches;  
283 3. That the applicant contact Rocky Mountain Power and provide a letter confirming lot  
284 36 and 37 buildable areas;  
285 4. That the applicant run offsite power underground from 2550 East to the site;  
286 5. That the applicant meet the City's current construction standards.

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288 Junior Baker **seconded** and the motion **passed** all in favor.

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290

291 Other Business

292

293 Jered Johnson had a question about the Keith Farley property located on Main Street. He  
294 asked if an applicant wished to combine the two entrances onto Main Street to one entrance at  
295 the south of the property that would access the Walco building as well as have an access onto  
296 the private road on the north side of the property.

297

298 Cory Pierce stated that would be what UDOT would prefer and the school has agreed to let the  
299 City take over the road on the north of the property.

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301 Junior Baker moved to adjourn meeting at 11:23 a.m.

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304 Adopted: February 17, 2016

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Kimberly Brenneman  
Community Development Division Secretary